

AMENDMENT 2006-M-3 - RIVERA

DESCRIPTION: A request has been submitted to change the zoning on a 2.09-acre property located on S. Carr Road, one parcel east of the intersection of Smithers Ave. S. and Carr (see Attachment 'A'). The current zoning is Residential 8 (R-8), a single-family residential zone. The Comprehensive Plan designation is Residential Single Family (RSF). A rezone to the requested Commercial Office (CO) zone would require an amendment to the Comprehensive Plan to change the land use designation from RSF to Commercial Corridor (CC). Commercial Office is an implementing zone of the Commercial Corridor designation.

ISSUE SUMMARY:

1. Whether the subject parcel meets policy requirements for the Commercial Corridor land use designation, justifying a Comprehensive Plan Amendment.
2. Whether the subject parcel meets the design criteria for a rezone from Residential 8 to Commercial Office.
3. Are these potentially the correct designation and zone, but is the action premature?
4. Would another designation and zone be more appropriate for the parcel?
5. Whether environmental constraints on the property or in the area should be a consideration.
6. Whether the location of the property and the surrounding zoning and land uses are factors to consider.

RECOMMENDATION SUMMARY:

Staff recommends the Planning Commission approve the rezone request to Commercial Office.

ANALYSIS:

Vicinity

Property on the north side of Carr Road at this location is still within unincorporated King County. Property on the south side of Carr Road, including the subject property, was annexed into the City of Renton in 1987. Carr Road is also identified on some maps by the Renton address of S. 43rd Street and the King County address of S. 179th Street.

The unincorporated King County land is zoned Residential 1 (R-1), which allows development of one dwelling unit per acre of land, Residential 8, allowing 8 dwelling units per acre, and Residential 12 allowing 8 dwelling units per acre.

The land located within Renton was zoned single-family residential and was further classified as low density single family residential (Residential 1) in 1992. The R-1 zone allowed development of one dwelling unit per net acre, excluding critical areas.

In 1995, the single-family zoning was modified to Residential 8, which allows development of up to eight dwelling units per net acre. The area is served by the Soos Creek Water and Sewer District.

Uses and zoning in the area consists of the following:

1. Edlund LLC property, a 3.7 acre property, within the City of Renton, zoned Residential 8, abutting the subject property on its east and south sides.
2. Valley View Heights, a 41 unit condominium complex, within the City of Renton, zoned Residential Multi-Family, located abutting the subject property on the west side.
3. The R.W. Scott Construction Co. 3.28 acre property, located on the north side of Carr Road (aka S. 179th Street) in unincorporated King County and having County R8 zoning.
4. Three parcels totaling 9.73 acres owned by the City of Renton, but located in unincorporated King County, are across Carr Road from the subject parcel. The zoning on the west and middle properties (adjacent to the subject property) is R-1 and R-12 on the east parcel.

Subject Property

Available records indicate that the only structure on the property, a single-family house, transferred ownership in 1998, 2000, 2002, and 2003. The building suffered serious damage from fire and was subsequently rebuilt and enlarged in 2003. This residential building is the only single-family development that has occurred in the area. The building is used only for commercial business.

Currently, a real estate mortgage business is located in the house. The owner of the property/business would like to place a sign at the front of the property in view of vehicle traffic on Carr Road, a high volume arterial.

Businesses, except for home occupations, which are accessory to residence, are not permitted in single-family residential zones in the City, nor are commercial signs allowed. It is not clear in the record how long the property has been used for business purposes, but the current use, if legally established would be considered “legal nonconforming” in the Residential 8 zone. The City issued a business license, which is current.

Environment

The area is within the Black River Basin and the Panther Creek Sub basin. Two branches of Panther Creek (or Panther Creek and a tributary), a Class 2 Stream, cross the property from the northwest to the southeast. The creeks have formed a deep ravine with steeply sloped sides. These, together, render portions of the property inaccessible.

These environmental conditions would make development beyond the existing single-family house difficult. No additional single-family development would be expected to occur on the site for several reasons. In addition to access issues due to steep slopes, the surrounding

environment is not conducive to residential living. Due to heavy traffic volumes on Carr Road, impacts such as poor air quality and noise are high. Other residential uses in the area (primarily condominiums and mobile or manufactured homes) are set well back from the road so that these impacts are reduced. That buffering would not be feasible on the subject site due, again, to the steep slopes.

CAPACITY ANALYSIS:

Although the buildable lands scenario indicates the property, if rezoned to Commercial Office, could yield 28,140 square feet of office development capacity with 113 employees (assuming 250 s.f. per employee) the abovementioned environmental conditions would probably reduce that capacity considerably.

The existing single-family house is 2,480 s.f. The same formula for determining potential employees would indicate that fewer than 10 would be assigned to this property.

COMPREHENSIVE PLAN COMPLIANCE:

Review Criteria

The requested Comprehensive Plan Amendment is timely and meets the criterion of supporting the adopted business plan goals established by the City Council, particularly, "Promote citywide economic development." (RMC 4-9-020G review criteria)

ZONING CONCURRENCY:

Decision Criteria for Change of Zone Classification

Rezoning requiring a Comprehensive Plan Amendment must meet the following criteria (RMC 4-9-180F):

A. The property is potentially classified for the proposed zone based on the following Comprehensive Plan policies:

Policy LU-333: The Commercial Corridor Land Use designation should be mapped in areas with the following characteristics:

- 1) Located on, and having access to, streets classified as principle arterials:

The subject property is accessed from and fronts on Carr Road, which is classified by the City of Renton as a principal arterial.

- 2) High traffic volumes:

Carr Road has estimated traffic volumes of 33,300 vehicle trips per day.

- 3) Land use pattern characterized by strip commercial development, shopping centers, or office parks:

The established land use pattern in the area, on developed properties, is concentrated office and medical clinics.

Policy LU-339. Areas of the City identified for intensive office use may be mapped with Commercial Office implementing zoning when site is developed, historically used for office, or the site meets the following criteria:

- 1) Site is located contiguous to an existing or planned transit route:

The property is served by Metro transit routes 155, 163, and 169.

- 2) Large parcel size:

The property exceeds two acres in size.

- 3) High visibility:

The property is set forward on the property, toward Carr Road, and is slightly elevated giving it prominence along the roadway.

Policy LU-340. Small-scale medical uses associated with major institutions should be located in the portions of Commercial Corridor designated areas with Commercial Office zoning, in the Urban Center, or in the Employment Area – Valley.

C. The subject reclassification was not specifically considered at the time of the last area land use analysis and area zoning.

CONCLUSION:

The proposed rezone is timely and meets the requirements of an amendment to the Comprehensive Plan.